

DESCRIPTION PARENT (PARCEL 02-01671-112):

A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 20;
THENCE $N101^{\circ}24'31''E$ 19.16 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED COUNTY ROAD NUMBER 262 BY ORDINANCE NUMBER 90-24, FILED FOR RECORD ON AUGUST 16, 1990, IN DEED BOOK 1990 AT PAGE 26043;
THENCE ALONG SAID CENTERLINE $N79^{\circ}44'51''E$ 151.21 FEET TO THE POINT OF BEGINNING;
THENCE LEAVING SAID CENTERLINE $N02^{\circ}23'31''E$ 252.25 FEET;
THENCE 49.31 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET AND A LONG CHORD OF $N\ 83^{\circ}56'56''E$ 47.33 FEET;
THENCE $S41^{\circ}03'40''E$ 219.49 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED COUNTY ROAD NUMBER 262 BY ORDINANCE NUMBER 90-24, FILED FOR RECORD ON AUGUST 16, 1990, IN DEED BOOK 1990 AT PAGE 26043;
THENCE ALONG SAID CENTERLINE $S47^{\circ}00'51''W$ 100.14 FEET;
THENCE ALONG SAID CENTERLINE $S79^{\circ}44'51''W$ 130.60 FEET TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

DESCRIPTION PARENT (PARCEL 02-01671-113):

A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 20;
THENCE $N01^{\circ}24'31''E$ 19.16 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE CENTERLINE OF THE ABANDONED COUNTY ROAD NUMBER 262 BY ORDINANCE NUMBER 90-24, FILED FOR RECORD ON AUGUST 16, 1990, IN DEED BOOK 1990 AT PAGE 26043;
THENCE LEAVING SAID CENTERLINE $N02^{\circ}15'51''E$ 314.38 FEET TO A LINE COMMON WITH PLAT RECORD "V" AT PAGE 290, AS SHOWN IN PLAT RECORD BOOK 18 AT PAGE 143;
THENCE ALONG SAID LINE $S87^{\circ}11'01''E$ 566.61 FEET TO THE CENTERLINE OF THE ABANDONED COUNTY ROAD NUMBER 262 BY ORDINANCE NUMBER 90-24, FILED FOR RECORD ON AUGUST 16, 1990, IN DEED BOOK 1990 AT PAGE 26043;
THENCE ALONG SAID CENTERLINE $S63^{\circ}27'45''W$ 114.82 FEET;
THENCE ALONG SAID CENTERLINE $S47^{\circ}00'51''W$ 170.95 FEET;
THENCE LEAVING SAID CENTERLINE $N41^{\circ}03'40''W$ 219.49 FEET;
THENCE 49.31 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A LONG CHORD OF $S\ 83^{\circ}56'56''W$ 47.33 FEET;
THENCE $S02^{\circ}23'31''W$ 252.25 FEET TO THE CENTERLINE OF THE ABANDONED COUNTY ROAD NUMBER 262 BY ORDINANCE NUMBER 90-24, FILED FOR RECORD ON AUGUST 16, 1990, IN DEED BOOK 1990 AT PAGE 26043;
THENCE ALONG SAID CENTERLINE $S79^{\circ}44'51''W$ 151.21 FEET TO THE POINT OF BEGINNING, CONTAINING 1.77 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

DESCRIPTION PARENT (PARCEL 02-01671-126):

A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 20;
THENCE $N01^{\circ}24'31''E$ 19.16 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED COUNTY ROAD NUMBER 262 BY ORDINANCE NUMBER 90-24, FILED FOR RECORD ON AUGUST 16, 1990, IN DEED BOOK 1990 AT PAGE 26043;
THENCE LEAVING SAID CENTERLINE $N02^{\circ}15'51''E$ 314.38 FEET TO THE POINT OF BEGINNING;
THENCE $N87^{\circ}11'01''W$ 4.05 FEET;
THENCE $N02^{\circ}57'03''E$ 280.97 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF OSAGE ACRES SUBDIVISION AS SHOWN IN PLAT RECORD BOOK W AT PAGE 43;
THENCE ALONG THE SOUTH LINE THEREOF $S87^{\circ}00'43''E$ 642.00 FEET TO THE WEST RIGHT-OF-WAY OF POPE ROAD;
THENCE ALONG SAID WEST RIGHT-OF-WAY $S09^{\circ}11'48''W$ 50.22 FEET;
THENCE LEAVING SAID WEST RIGHT-OF-WAY $S80^{\circ}50'15''E$ 25.00 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED PORTION OF POPE ROAD NUMBER 262 BY ORDINANCE NUMBER 12-103, FILED FOR RECORD ON OCTOBER 10, 2012, IN DEED BOOK 2012 AT PAGE 41206;
THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE COURSES:
THENCE $S09^{\circ}51'29''W$ 110.49 FEET;
THENCE $S40^{\circ}15'02''E$ 91.35 FEET;
THENCE $S35^{\circ}13'00''W$ 29.21 FEET;
THENCE $S89^{\circ}40'09''W$ 81.22 FEET;
THENCE $S67^{\circ}06'43''W$ 48.10 FEET TO A LINE COMMON WITH PLAT RECORD "V" AT PAGE 290, AS SHOWN IN PLAT RECORD BOOK 18 AT PAGE 143;
THENCE ALONG SAID LINE $N87^{\circ}11'01''W$ 566.61 FEET TO THE POINT OF BEGINNING, CONTAINING 4.23 ACRES, MORE OR LESS AND SUBJECT TO A 25' UTILITY EASEMENT ALONG THE EAST SIDE AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

DESCRIPTION TRACT 1:

A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 20;
THENCE ALONG THE WEST LINE THEREOF $N02^{\circ}35'30''E$ 19.24 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE CENTERLINE OF THE ABANDONED COUNTY ROAD NUMBER 262 BY ORDINANCE NUMBER 90-24, FILED FOR RECORD ON AUGUST 16, 1990, IN DEED BOOK 1990 AT PAGE 26043;
THENCE LEAVING SAID CENTERLINE $N02^{\circ}35'30''E$ 595.24 FEET TO THE SOUTH LINE OF LOT 1 OF OSAGE ACRES SUBDIVISION AS SHOWN IN PLAT RECORD BOOK W AT PAGE 43;
THENCE ALONG SAID SOUTH LINE $S87^{\circ}00'43''E$ 327.49 FEET;
THENCE LEAVING SAID SOUTH LINE $S02^{\circ}59'17''W$ 206.00 FEET;
THENCE $S26^{\circ}38'59''E$ 198.16 FEET TO THE CENTERLINE OF THE ABANDONED COUNTY ROAD NUMBER 262 BY ORDINANCE NUMBER 90-24, FILED FOR RECORD ON AUGUST 16, 1990, IN DEED BOOK 1990 AT PAGE 26043;
THENCE ALONG SAID CENTERLINE $S47^{\circ}00'51''W$ 212.14 FEET;
THENCE ALONG SAID CENTERLINE $S79^{\circ}44'51''W$ 281.40 FEET TO THE POINT OF BEGINNING, CONTAINING 4.45 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

DESCRIPTION TRACT 2:

A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 20;
THENCE ALONG THE WEST LINE THEREOF $N02^{\circ}35'30''E$ 19.24 FEET TO THE CENTERLINE OF THE ABANDONED COUNTY ROAD NUMBER 262 BY ORDINANCE NUMBER 90-24, FILED FOR RECORD ON AUGUST 16, 1990, IN DEED BOOK 1990 AT PAGE 26043;
THENCE ALONG SAID CENTERLINE $N79^{\circ}44'51''E$ 281.40 FEET;
THENCE ALONG SAID CENTERLINE $N47^{\circ}00'51''E$ 212.14 FEET TO THE POINT OF BEGINNING;
THENCE LEAVING SAID CENTERLINE $N26^{\circ}38'59''W$ 198.16 FEET;
THENCE $N02^{\circ}59'17''E$ 206.00 FEET TO THE SOUTH LINE OF LOT 1 OF OSAGE ACRES SUBDIVISION AS SHOWN IN PLAT RECORD BOOK W AT PAGE 43;
THENCE ALONG SAID SOUTH LINE $S87^{\circ}00'43''E$ 310.03 FEET TO THE WEST RIGHT-OF-WAY OF POPE ROAD;
THENCE ALONG SAID WEST RIGHT-OF-WAY $S09^{\circ}11'48''W$ 31.72 FEET;
THENCE LEAVING SAID WEST RIGHT-OF-WAY $N87^{\circ}00'43''W$ 135.60 FEET;
THENCE $S02^{\circ}59'17''W$ 286.18 FEET TO THE CENTERLINE OF THE ABANDONED COUNTY ROAD NUMBER 262 BY ORDINANCE NUMBER 90-24, FILED FOR RECORD ON AUGUST 16, 1990, IN DEED BOOK 1990 AT PAGE 26043;
THENCE ALONG SAID CENTERLINE $S63^{\circ}27'45''W$ 36.82 FEET;
THENCE ALONG SAID CENTERLINE $S47^{\circ}00'51''W$ 58.95 FEET TO THE POINT OF BEGINNING, CONTAINING 1.33 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

DESCRIPTION TRACT 3:

A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 20;
THENCE ALONG THE WEST LINE THEREOF $N02^{\circ}35'30''E$ 19.24 FEET TO THE CENTERLINE OF THE ABANDONED COUNTY ROAD NUMBER 262 BY ORDINANCE NUMBER 90-24, FILED FOR RECORD ON AUGUST 16, 1990, IN DEED BOOK 1990 AT PAGE 26043;
THENCE ALONG SAID CENTERLINE $N79^{\circ}44'51''E$ 281.40 FEET;
THENCE ALONG SAID CENTERLINE $N47^{\circ}00'51''E$ 271.09 FEET;
THENCE ALONG SAID CENTERLINE $N63^{\circ}27'45''E$ 36.82 FEET TO THE POINT OF BEGINNING;
THENCE LEAVING SAID CENTERLINE $N02^{\circ}59'17''E$ 286.18 FEET;
THENCE $S87^{\circ}00'43''E$ 135.60 FEET TO THE WEST RIGHT-OF-WAY OF POPE ROAD;
THENCE ALONG SAID WEST RIGHT-OF-WAY $S09^{\circ}11'48''W$ 18.51 FEET;
THENCE LEAVING SAID WEST RIGHT-OF-WAY $S80^{\circ}50'15''E$ 25.00 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED PORTION OF POPE ROAD NUMBER 262 BY ORDINANCE NUMBER 12-103, FILED FOR RECORD ON OCTOBER 10, 2012, IN DEED BOOK 2012 AT PAGE 41206;
THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX COURSES:
THENCE $S09^{\circ}51'29''W$ 110.49 FEET;
THENCE $S40^{\circ}15'02''E$ 91.35 FEET;
THENCE $S35^{\circ}13'00''W$ 29.21 FEET;
THENCE $S89^{\circ}40'09''W$ 81.22 FEET;
THENCE $S67^{\circ}06'43''W$ 48.10 FEET;
THENCE $S63^{\circ}27'45''W$ 78.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.92 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

CERTIFICATE OF OWNERSHIP & DEDICATION:

WE THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY DEDICATE TO THE CITY OF ROGERS AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF ROGERS) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

_____/_____/2016

OWNER: PARCEL 02-01671-112
OSAGE CREEK DEVELOPMENT LLC
2908 S RAINBOW RD
ROGERS AR 72758

_____/_____/2016

OWNER: PARCEL 02-01671-113 & PARCEL 02-01671-126
CANDLEWOOD-CONNER LLC
212 CENTER ST STE 800
LITTLE ROCK AR 72201-2439

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2016
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING DEPARTMENT OF ROGERS, ARKANSAS THIS _____ DAY OF _____, 2016.

SENIOR PLANNER

OWNER:
PARCEL 02-01671-112
OSAGE CREEK DEVELOPMENT LLC
2908 S RAINBOW RD
ROGERS AR 72758

PARCEL 02-01671-113 & PARCEL 02-01671-126
CANDLEWOOD-CONNER LLC
212 CENTER ST STE 800
LITTLE ROCK AR 72201-2439

SITE SURVEYOR:
CRAFTON TULL 901 N. 47TH ST.,
SUITE 200
ROGERS, AR 72756
479-636-4838

NOTES:

THE WEST LINE OF PARCEL 02-01671-113 OVERLAPS THE EAST LINE OF PARCEL 02-01671-062 AND PARCEL 02-01671-069.
THE WEST LINE OF PARCEL 02-01671-126 OVERLAPS THE EAST LINE OF PARCEL 02-01671-062.

PARCEL 02-01671-126 IS ZONED A-1 AND PARCELS 02-01671-112 AND 02-01671-113 ARE ZONED RMF-6A.

PARCELS 02-01671-112 AND 02-01671-113 HAVE NO APPARENT ACCESS TO PUBLIC RIGHT OF WAY.

THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF ROGERS, AR.

THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS SITE, AND REPRESENT THE OWNERS LISTED NAME AT THE TIME OF THIS SURVEY.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DEEDS AND PLATS AND NO OTHERS: DEED RECORDS 636-853, 719-170, 1990-26043, 2001-141357, 2012-41206, 2015-48962, PLAT RECORDS V-290, W-43, 14-290, 18-143, 31-192, 33-52, 2010-374 AND 2015-205.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, OR LOCATION OF ANY UTILITIES OR SERVICE LINES. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

SURVEYOR HAS MADE NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR FROM EXAMINATION OF AN EASEMENT SEARCH BY KINGS RIVER TITLE, COMPLETED ON DECEMBER 8TH, 2015.

NO PART OF THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND THE PROPERTY IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0265K, EFFECTIVE DATE JUNE 05, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

LAND SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT ON THE 23RD DAY OF MARCH, 2016 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CRAFTON, TULL, & ASSOCIATES, INC.
BY KEVIN J. MONTGOMERY (AGENT)

KEVIN J. MONTGOMERY PLS 1460
PROFESSIONAL LAND SURVEYOR



ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

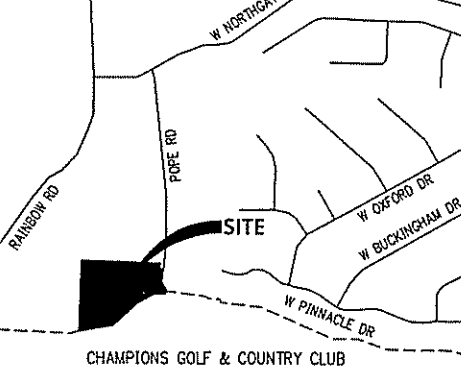
STATE PLAT CODE: 500-19N-30W-0-20-330-04-1460

RECORD INFORMATION

LOT LINE ADJUSTMENT AND EASEMENT VACATION PLAT
PARCELS 02-01671-112, 02-01671-113 & 02-01671-126
SW 1/4, SW 1/4, SECTION 20
T-19-N, R-30-W

PREPARED FOR:
ALEX BLASS

VICINITY MAP



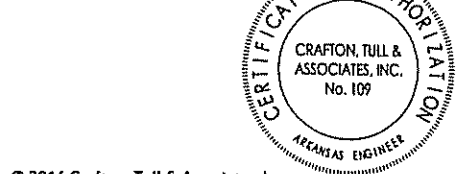
DELTA	DESCRIPTION	DATE

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Rogers, Arkansas 72756

Crafton Tull
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CERTIFICATE OF AUTHORIZATION:



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PROJECT NO: 15109300
ISSUE DATE: 03/23/2016
CONTACT: K. MONTGOMERY
CHECKED BY:
SHEET NO:

